

Board of County Commissioners



Development Review

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August 26, 2002 DRC Meeting

Meeting convened at 2:02 PM.

Present: Robbie Rogers-Division Director and Chairperson, Richard Helms-Development Coordinator, Tom Mountain-Coastal Engineering, Marie Keeum-911 Coordinator, Keith Hunter-Environmental Health, Becky Howard-Deputy Clerk, Terry Neal-Attorney and Alysia Akins-Committee Secretary.

Bill Gulbrandsen, Fire Services, arrived at approximately 2:15 PM.

Mr. Helms moved to approve the DRC minutes of August 19, 2002. Mr. Hunter seconded the motion and the motion carried.

Old Business-

Lenard Powell, Inc.

Major Development

Preliminary and Engineering Review

Lenard Powell, property owner, and Ed Abshier, project engineer, were present and proposing to build a 3500 sf office building and two 22,500 sf industrial buildings. A brief description of the proposed activity was given. The industrial buildings will be divided into bays to be rented out. The buildings will be used mostly for dry storage of equipment. There will be concrete trucks parked on the property. Future development was discussed. The applicant met with Garry Breeden, Public Works, regarding access issues on CR 114. The Committee discussed acceptable truck traffic. Mr. Helms requested written notice from Public Works regarding weight limit allowances on CR 114. Mrs. Rogers suggested Mr. Helms, Mr. Breeden, Mr. Powell and Mr. Abshier meet and discuss the road access issues together. Mr. Abshier suggested a conference call. The Committee discussed driveway connection permits, water service and septage and parking issues. The buildings will not be for public use, but will be rented out to contractors. The applicants and Committee discussed the need for an additional 22 parking spaces. Mr. Powell's personal business consists of curb installations. There will be overnight parking inside the buildings. Mr. Powell is proposing to rent out less than one-third of the buildings. The applicants and Committee discussed sidewalk overhangs vs. wheel stops.

The applicant will need to change the proposed parking spaces to the required dimensions, add 22 additional parking spaces, submit their SWFWMD permit, approval letter from the Division of Historical Resources and driveway connection permit. The screening requirement has been waived along the east boundary of the property due to the railroad tracks. There have been complaints on tree removal. Adjacent residences were discussed. Mr. Abshier discussed the land use map. Mr. Powell cleaned up the property when he removed trees and did not remove any shade trees. The existing trees left on the property were discussed. Mr. Powell is proposing to operate under daylight hours (6:00 AM-9:00 PM). The type of equipment to be stored in the buildings was discussed. The steel buildings will be approximately 16' high. All issues with Coastal have been resolved. Mr. Hunter needs a copy of the letter from the City of Wildwood agreeing to supply water service and sewer to the property. Ingress/egress easements and limited access to CR 124A, along with truck types, weight and entrance limits were discussed. Coastal recommends approval of the engineering. Parking issues need to be resolved. There will be 15,000 square feet of parking area. Any changes to the engineering plan will have to go back to Coastal for review. The steel buildings will be enclosed with doors. The applicant is supplying the fire hydrant and water line.

Mr. Helms moved to remove the project from the table. Mrs. Keenum seconded the motion and the motion carried.

Mr. Helms moved to approve the preliminary plan and engineering plan, contingent upon receipt of the SWFWMD permit, approval letter from Division of Historical Resources, driveway connection permit, verification from Public Works on allowed access from CR 114 and three revised engineering plans reflecting the parking revisions. Mr. Mountain seconded the motion and the motion carried.

Mr. Helms amended his motion to include the waiver of the required type B screening on the east boundary of the property. Mr. Mountain seconded the amended motion and the motion carried.

Tri-County Villages-Unit 68

Major Development

Engineering Review

Ron Grant and Marty Dzuro, Grant and Dzuro, were present and proposing to develop a 186-lot subdivision. Coastal has requested revised engineering plans on all Tri-County Villages projects, which have not been received at this time.

Mr. Helms moved to remove all Tri-County Villages projects from the table. Mrs. Keenum seconded the motion and the motion carried.

Mr. Helms moved to table all Tri-County Villages requests until the September 9, 2002 meeting. Mr. Hunter seconded the motion and the motion carried.

Tri-County Villages-Unit 69

Major Development

Engineering Review

Ron Grant and Marty Dzuro, Grant and Dzuro, were present and proposing to develop a 223-lot subdivision.

Project tabled in previous motion.

Tri-County Villages-Villa Amelia

Major Development

Engineering Review

Ron Grant and Marty Dzuro, Grant and Dzuro, were present and proposing to develop a 76-lot subdivision.

Project tabled in previous motion.

Tri-County Villages-Villa Fernandina

Major Development

Engineering Review

Ron Grant and Marty Dzuro, Grant and Dzuro, were present and proposing to develop a 75-lot subdivision.

Project was tabled in previous motion.

New Business-

Flexible Design Standards for Commercial Development

Ron Grant and Marty Dzuro, Grant and Dzuro, were present to discuss proposed commercial setbacks and variances.

The first request was stated as follows: commercial setbacks from street right-of-way lines shall be 0', provided that the minimum building-to-building separation is 50', for minor local roads proposed for exclusion from the county system of maintained roads (applicable to Villages commercial type development only). Building on the ROW should not interfere with sight distance. Speed limits are 10 mph. There will be 10' sidewalks and 8 x 25 parallel parking spaces on both sides of the road. Golf cart paths were discussed. Fire lanes were inquired about, which will be located in the back. There is supposed to be fire access to all sides of the building. The Committee discussed changing the minimum width of minor local roads to 60' as opposed to 50'.

The next request was stated as follows: reduce commercial setback from 35' to 0' on minor collectors where the combination of right-of-way and landscape tract widths meet or exceed minimum right-of-way width and setback requirements. Parking locations, landscape tracts, setbacks and access were discussed. Golf cart and pedestrian paths were also discussed. The Committee discussed having a 15' minimum landscape tract and no public access.

The final request was stated as follows: reduce commercial setback from 30' to 0' on major local roads proposed for inclusion in the county system of maintained roads. There will be a 60' ROW and 32' of pavement, including two 10' driving lanes and 6' golf cart paths. There will also be landscape tracts, sidewalks and grass. Major local roads are 60' in width with a 30' setback. There will be more traffic on these roads due to the location being downtown and commercial. Access and building size were discussed. The Committee discussed restricting the 0' setback allowance to the sides and rear only. Coastal was asked for an opinion based on an engineer's standpoint. The Committee discussed the enforcement of speed limits on these type roads. Coastal needs schematics on all requests in order to do a review. The Committee discussed tabling all requests or removing this request until a situation occurs. Attorney Neal advised on discussing items not listed on the agenda. These type requests should be forwarded to Coastal for review prior to the scheduled meeting.

Mr. Helms moved to recommend approval, to the ZAB, on the following items:

1. Commercial setbacks from street right-of-way lines shall be 0', provided that the minimum building-to-building separation is 50', for minor local roads proposed for exclusion from the county system of maintained roads (applicable to Villages commercial type development only).
2. Reduce commercial setback from 35' to 0' on minor collectors where the combination of right-of-way and landscape tract widths meet or exceed minimum right-of-way width and setback requirements, no public access and a minimum of 15' landscape tracts, to be included.

Mr. Grant and Mr. Dzuro removed their final request for approval.

Mrs. Howard seconded the motion and the motion carried with Mr. Mountain opposing.

Public Forum-
None

The next DRC meeting is scheduled for September 9, 2002.

Mr. Helms moved to adjourn. Mrs. Keenum seconded the motion and the motion carried.

Meeting adjourned at 3:30 PM.